

URGENT NBLPP
SUBMISSION: CASEY
a written submission by way of objection to DA 2020/1136

Mr & Mrs Vernon & Donna Casey

11 Pacific Road
Palm Beach
NSW 2108

5 May 2021

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099

NBLPP
Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear NBLPP Members

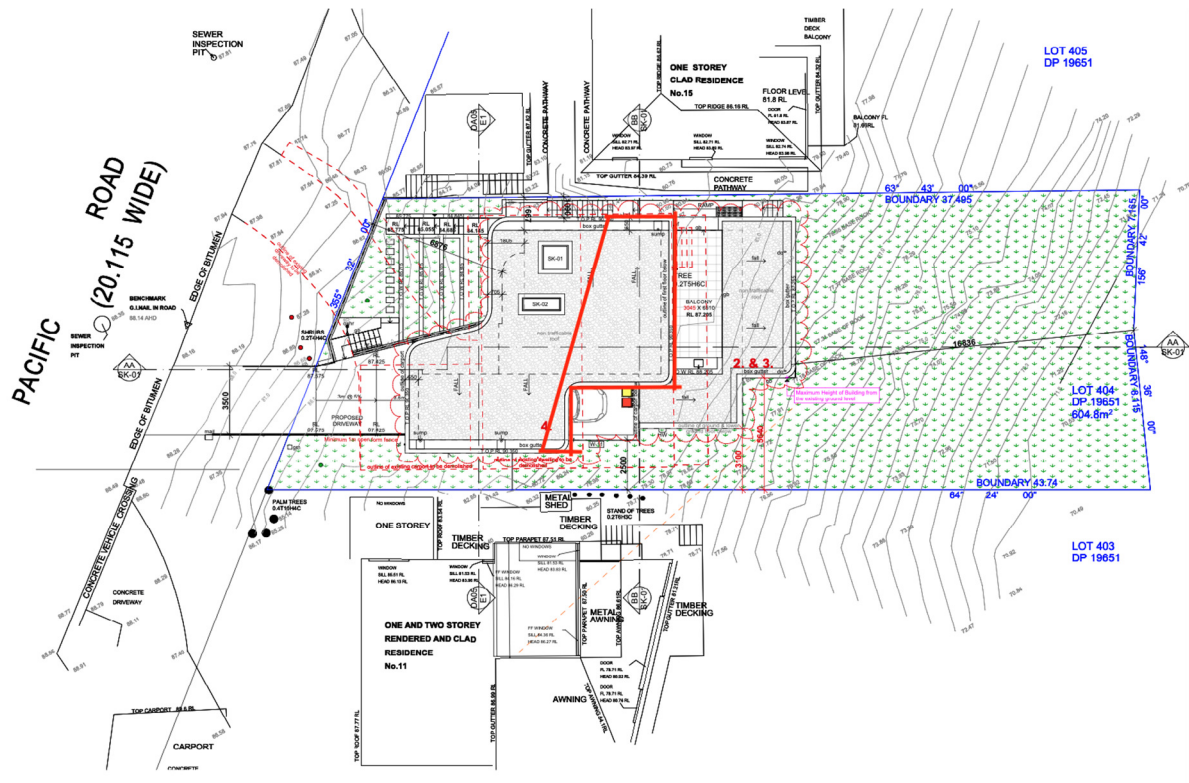
Re:
13 Pacific Road Palm Beach NSW 2107
DA 2020/1136

Written Submission: to NBLPP
Submission: Casey

Further to the presentation by the Applicant at the NBLPP today, consideration was given to reduce the height of the building to RL 89.85.

We contend that the non-compliance would still display excessive height and fails LEP 4.3 2D, in that the height above 8.5m is **not minor**, but indeed is a **major breach** with over a large portion of the floor plate of the upper level above the 8.5m control.

I attach a sketch of the **major breach** over the 8.5m height control based upon the RL 89.85 height:



The upper roof level would need to reduce by a further 1.0m to **RL 88.85**, to reduce the non-compliance back towards a **'minor'** non-compliance consideration under the LEP.

If the RL 88.85 roof level was adopted, the entry level would need to reduce to **RL 85.85**. [3m storey height]

The road level is RL 88.16 [survey], so that would require a 2.3m fall.

The garage is set **11.5m** from the roadway, and this distance would therefore allow a ramp of **10.5m**, consisting of transition ramp zones, plus a 1:4 grade ramp, to arrive 1m back from the plan location of the proposed garage.

We ask the Panel to refuse the DA, and allow the Applicant time to consider these matters properly, and for any redesign to be re-notified to all neighbours who have expressed considerable concern to a proposed development, way beyond the height of neighbours.

Alternatively, we ask the Applicant reduce the roof to RL 88.85 in a redesign this week.

It is clear from the above consideration, that there is a **more skilful design** outcome, that better protects the amenity of all neighbours, and in this respect, we ask the Panel to **REFUSE** the DA today on the grounds as identified, and allow the Applicant time to get this right.

Bill Tulloch BSc [Arch] BArch [Hons1] UNSW
for

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